

079.A

Map

0002

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 562,900 /

USE VALUE: 562,900 /

ASSESSed: 562,900 /

Total Card /

Total Parcel

562,900

562,900

562,900

PROPERTY LOCATION

No

Alt No

Direction/Street/City

64

BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

B

Owner 1: O DEA JOHN J

Owner 2:

Owner 3:

Street 1: 64A BRATTLE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: SCHAEFFNER DALE R -

Owner 2: SCHAEFFNER BARBARA L -

Street 1: 64B BRATTLE STREET

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1946, having primarily Vinyl Exterior and 1630 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7218

2021

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

562,900

562,900

Total Card

0.000

562,900

562,900

Total Parcel

0.000

562,900

562,900

Source: Market Adj Cost

Total Value per SQ unit /Card: 345.34

/Parcel: 345.3

Legal Description

User Acct

220828

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

079.A-0002-0007.0

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2020

102

FV

554,400

0

.

554,400

554,400

Year End Roll

12/18/2019

2019

102

FV

495,200

0

.

495,200

495,200

Year End Roll

1/3/2019

2018

102

FV

437,800

0

.

437,800

437,800

Year End Roll

12/20/2017

2017

102

FV

399,000

0

.

399,000

399,000

Year End Roll

1/3/2017

2016

102

FV

399,000

0

.

399,000

399,000

Year End

1/4/2016

2015

102

FV

368,600

0

.

368,600

368,600

Year End Roll

12/11/2014

2014

102

FV

351,700

0

.

351,700

351,700

Year End Roll

12/16/2013

2013

102

FV

351,700

0

.

351,700

351,700

12/13/2012

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

JOHNSON ELBRIDG

32983-537

6/1/2001

295,000

No

No

4

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

ACTIVITY INFORMATION

Date

Result

By

Name

8/1/2018

Measured

DGM

D Mann

6/4/2001

Inspected

PM

Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/

/

/

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:	N - NONE		

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1946	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM's: 7				BR's: 3			Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	10 - None		%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.29417181
Const Adj.:	0.99000001
Adj \$ / SQ:	377.963
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691580
Depreciation:	128634
Depreciated Total:	562946

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	377.96	
Special Features:	0	Val/Su Net:	345.34	
Final Total:	562900	Val/Su SzAd	345.34	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,630	377.960	616,080
Net Sketched Area:		1,630	Total:	616,080
Size Ad	1630	Gross Are	1630	FinArea 1630

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

